Vastu/Nashik/12/2024/013079/2309601
14/6-299-CCBS
Date: 14.12.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 105, 1st Floor, **"Jaee Square Apartment"**, Opp.Durga Mata Mandir, Plot No. 88/89/90, Gangapur Satpur Link Road, Village - Pimpalgaon Bahula, Taluka - Nashik, District - Nashik, 422213, State - Maharashtra, India belongs to **Shri.Yogesh Ramchandra Raut & Sau.Suvarna Yogesh Raut.**

Boundaries	:	Building	Flat
North	:	Colony Road	Passage & Flat No.107
South	:	Colony Road	Marginal Space
East	:	Colony Road	Marginal Space
West	:	Plot No.18 & 87	Flat No.106

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 20,04,000.00 (Rupees Twenty Lakh Four Thousand Only) After completion of construction works.** As per Site Inspection 81% Construction Work is Completed.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN
Date: 2024.12.14 16:18:47 +05'30'

Director

Auth. Sign.

VASTUKALA CONSULTANTS (I) PVT. LTD. • U74120 MH2010 PTC207869 • Valuers & Appraisers Architects & Interior Designers Chartered Engineers (I) TEV Consultants Lender's Engineer

Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

Received
17/12/24

Encl.: Valuation report